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TORRANCE PLANNING COMMISSION – NOVEMBER 19, 2014

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At 9:50 p.m., the meeting was adjourned to Wednesday, December 3, 2014 at 7:00 p.m.

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, November 19, 2014 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Tsao.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Herring, Skoll, Tsao, Watson and Chairperson Polcari.

Absent: None.

Also Present: Planning Manager Lodan, Planning Associate Joe, Plans Examiner Noh, Fire Prevention Specialist Maurer, Associate Civil Engineer Symons and Assistant City Attorney Sullivan.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, November 13, 2014.

5. APPROVAL OF MINUTES – None.

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

8. TIME EXTENSIONS – None.

9. SIGN HEARINGS- None.

Chairperson Polcari explained the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

10. CONTINUED HEARINGS

10A. PRE13-00013, CUP13-00029, DIV13-00007: LARRY PEHA (NOLA PROPERTIES)

Planning Commission consideration for approval of a Precise Plan of Development and Conditional Use Permit to allow the construction of an eight-unit apartment complex in two separate buildings, in conjunction with a Division of Lot to merge two lots into one, on properties located within the Hillside Overlay District in the R-3 Zone at 147-151 Paseo de la Concha. This project is categorically exempt from CEQA per Guidelines Section 15332 – In-Fill Development and 15315 – Minor Land Divisions.

Recommendation: Approval.

Planning Associate Joe introduced the request and noted supplemental material consisting of a revised condition of approval and correspondence received after the agenda item was completed.

Commissioners D'anjou, Watson, Gibson, Tsao and Herring disclosed that they had visited the site but had not spoken with anyone connected to the project.

Lars Viklund, Manhattan Beach, owner of the subject property, voiced his agreement with the recommended conditions of approval. He stated that he bought the property a couple of years ago and had initially considered building condominiums on it, but subsequently decided to build apartments because he would like to keep the property in the family for his children.

Commissioner Skoll asked about the revised condition in the supplemental material regarding the grading of the driveway, and Larry Peha, project architect, stated that he would like to discuss the condition with staff because he was not sure how it would affect the project.

With the aid of slides, Mr. Peha provided an overview of the proposed project, which consists of two four-unit apartment buildings with a center driveway. He discussed the various revisions that were made to preserve view corridors for neighbors and allow for ample ventilation and light to adjacent properties. He related his belief that the project will benefit the neighborhood because it will replace blighted buildings with attractive new structures and improve the parking situation due to the additional on-site parking. He noted that the project features a number of "green building" measures including cool roofs and EV charging stations.

In response to Chairperson Polcari's inquiry, Mr. Peha reported that he had discussed the project with the neighbor across the street and done everything possible to preserve his view corridor, however, the only way to avoid any view impact would be to maintain the existing building height and that is not financially feasible.

Richard Burd, 157 Paseo de la Concha, voiced objections to the project, stating that it would drastically impact the view for which he paid a premium, intrude on his privacy, degrade his quality of life, and reduce the value of his property. He related his belief that someone who purchases single-story buildings should not be allowed to increase the height to gain a view thereby increasing the value of his property at the expense of neighbors.

Zack Kuczynski, representing his grandmother Frieda Kuczynski, owner of the apartment building at 154 Paseo la Concha, submitted a letter detailing concerns along with photographs to illustrate. He explained that the proposed project would greatly impact ocean views on the west side of the building, therefore making these apartments less desirable and reducing the amount of rent that can be charged for them. He reported that the upper level apartment would lose approximately 50% of the view and views from the lower level would be completely eliminated.

Keith Brothers, owner of apartment building at 150 Paseo de la Concha, stated that he and his wife live in the front unit of the building and the proposed project would take away approximately half of his view. He urged Commissioners to visit his and other neighbors' properties to personally view the impact.

Ed Hess, owner of apartment buildings at 321 and 325 Calle Miramar, expressed concerns about incremental view loss over the 46 years he has owned the buildings and urged the Commission to protect the views that are left. He reported that he met with the project architect but little if anything was done to mitigate the project's impact.

Mr. Peha stated that he was unaware of some of these concerns and would have reached out to neighbors had he known of them. He emphasized that significant revisions were made to preserve neighbors' views and there was no way to completely eliminate view impact short of keeping the same buildings, which are in disrepair.

Commissioner Skoll noted that he was unable to visit the site, but there appears to be view blockage and asked if there was anything that could be done.

Mr. Peha reported that there was nothing more that could be done as the project has been lowered as much as possible. He explained that precedence was given to ocean views and he believes the project as proposed preserves them.

Chairperson Polcari stated that he also had not had an opportunity to visit the site, but based on what he had seen, he could not support the project because it's too intrusive on neighbors.

In response to Commissioner Gibson's inquiry, Mr. Peha reported that the proposed project has approximately 9,700 square feet of living area and the FAR (floor area ratio) is below most every other project on this street.

MOTION: Commissioner Watson moved to close the public hearing. The motion was seconded by Commissioner Tsao and passed by unanimous vote.

Commissioner Watson stated that while this property needs upgrading, she did not believe the proposed project was the final solution because it's too massive for the area and does not fit with the low-key atmosphere of the lower Hollywood Riviera neighborhood.

Commissioner D'anjou recommended that the hearing be continued so the architect could continue to work with neighbors and asked that he reconsider his position that nothing further could be done. She related her observation that the project site is beyond dilapidated and that alone is enough to significantly decrease neighbors' property values and that most of the views in question are over the rooftops of two-story buildings along Paseo de la Playa so the impact may not be quite as substantial as it has been portrayed.

It was the consensus of the Commission to continue the hearing indefinitely.

MOTION: Commissioner D'anjou moved to continue the hearing to a date uncertain. The motion was seconded by Commissioner Herring and passed by unanimous roll call vote.

Planning Manager Lodan announced that the matter will be re-advertised once a new hearing date has been scheduled.

Commissioner D'anjou recommended that Commissioners visit neighboring properties so they will have a better understanding of the type of views involved.

10A. PRE14-00003: JOHN J. YANKOSKY (SEN FU HUANG)

Planning Commission consideration for approval of a Precise Plan of Development to allow first and second-story additions to an existing two-story, single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 5356 Doris Way. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities.

Recommendation: Approval.

Planning Associate Joe introduced the request.

John Yankosky, project architect, reviewed revisions made to the project since it was denied by the City Council in November 2012, using a scale model to illustrate. He disputed neighbors' claims of view impact, explaining that the ocean is a mile and a quarter away and the view is obscured by haze and fog much of the time as well as power poles, palm trees and other structures. He contended that the new Mediterranean-style house will actually raise neighbors' property values rather than lowering them. He suggested that the City Council rejected the project after the Planning Commission had approved it because the property owner was a developer and he was vilified as a "flipper." He reported that the current property owner has lived in Torrance for 35 years and plans to live in the home with his four children.

Zaher Bardai, 5323 Doris Way, explained that although the impacted view is through his front door, he can still view the sunset while seated in his living room since there is a screen door, submitting photographs to illustrate. He called for the height of the project to be reduced to preserve this view, maintaining that a view of the sunset was still important regardless of whether it is 10 feet or 10 miles away.

Hiuching Cheung, 5327 Doris Way, voiced objections to the project based on view impact. She stated that while Mr. Yankosky has asserted that the view is imaginary, she and her husband proved there was a view that would be impacted at the November 2012 appeal hearing, therefore the City Council voted unanimously to reject the project. She reported that she subsequently met with Mr. Yankosky to review the revised project, however, it still impacts the view and Mr. Yankosky declined to make any changes as he was confident the project would be approved by the Planning Commission as revised.

Commissioner D'anjou noted that according to the minutes from the November 2012 City Council hearing, the City Council rejected the project because the property owner was absent from the hearing and five Council members reported that they observed minimal or no view impact. She requested clarification from staff because this conflicts with Ms. Cheung's claim that the project was rejected due to view impact.

Planning Manager Lodan confirmed that the majority of the Council felt there was minimal or no view impairment.

Zhaoji Hou, 5327 Doris Way, offered quotes from the minutes of the November 6, 2012 City Council meeting where Councilmembers Furey, Numark, Rhilinger and Barnett mention view impact.

Assistant City Attorney Sullivan pointed out that Mr. Hou had edited the quotes from the City Council minutes omitting those in which Councilmembers Furey, Rhilinger and Barnett stated that they personally observed little or no view impact.

Commissioner Skoll asked if adjustments have been made to the project since the November 2012 City Council hearing and Planning Manager Lodan advised that square footage has been eliminated and the project has been set back further from the front property line.

Karen Miller, 5364 Doris Way, reported that she viewed the silhouette from a neighbor's home and observed that there would be some view loss. As a possible solution, she proposed changing the pitch of the roof from 4-in-12 to 2½-in-12 and urged the Commission to deny the project until all possible compromises have been investigated.

Marge Miller, 5364 Doris Way, expressed concerns that this property is going to be flipped and the change in ownership was a "shell game."

Returning to the podium, Mr. Yankosky explained that the project got off to a bad start when the previous owner, who was a developer, was rude to neighbors and disregarded their concerns. He suggested that photographs submitted by neighbors at 5327 Doris Way were deceiving and may have been taken with a telephoto lens.

Chairperson Polcari asked if Mr. Yankosky would like a continuance to try to resolve neighbors' concerns, and Mr. Yankosky responded that he would like a vote this evening because he was not inclined to make further revisions to address a view impact which he believes is minimal.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner D'anjou and passed by unanimous voice vote.

Commissioner Watson commended staff for their efforts over the past two years, noting that there have been numerous revisions and corrections to the silhouette. She related her belief that there was still room for compromise on both sides.

Commissioner Herring asked about Ms. Miller's concern about "flipping."

Assistant City Attorney Sullivan clarified that the property's ownership is not something the Commission may consider when making a decision on a project.

Commissioner Tsao reported that he drove by the property and observed that trees and bushes are causing more view impairment than this project, but expressed the hope that a compromise could be reached for the sake of the neighborhood.

Commissioner D'anjou stated that she revisited the site having been on the Commission when the project was originally approved in August 2012 and she would vote to approve the project as revised because she did not see a view impact to begin with and she does not see a view impact today. She noted that this is a very small addition of around 800 square feet and the FAR of 0.35 is well below the maximum allowed.

MOTION: Commissioner Herring moved to approve PRE14-00003, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll vote.

Planning Associate Joe read aloud the number and title of Planning Commission Resolution No. 14-018.

MOTION: Commissioner Herring moved to adopt Planning Commission Resolution No. 14-018. The motion was seconded by Commissioner Tsao and passed by unanimous roll call vote.

11. **WAIVERS** – None.

12. **FORMAL HEARINGS**

12A. **MOD14-00009, DVP14-00001, WAV14-00004: ASI DEVELOPMENT (7-ELEVEN #37117)**

Planning Commission consideration for approval of a Modification of previously approved entitlements (CUP70-1 and PP70-1) and a Development Permit to allow the redevelopment of the existing service station site and to allow the retail sale of beer and wine for off-site consumption, in conjunction with a Waiver of the street setback requirement, on property located in the H-DA2 Zone at 3401 Torrance Boulevard. The project is Categorically Exempt from CEQA per Guidelines Section 15332 – In-Fill Development and 15305 – Minor Alterations.

Recommendation: Approval.

Planning Associate Joe introduced the request and noted supplemental material available at the meeting consisting of an additional Code requirement from the Engineering Division.

Commissioner Skoll reported that he visited the site and spoke to the owner the liquor store directly behind the proposed project and she was not aware that there were plans to demolish the existing gas station and build a 7-Eleven and became visibly upset when told about it. He explained that he mentioned that the Code requires service stations selling beer and wine to be a minimum of 300 feet from existing off-sale liquor establishments, but refrained from discussing the matter any further other than to confirm that she could have her daughter represent her interests at this hearing. He disclosed that he subsequently received a phone call from the owner's daughter and he provided her with background information about procedures at Commission hearings and confirmed that she could bring other people to speak the hearing, as well as submit a petition.

Andrea Munoz, ASI Development, representing the applicant, voiced her agreement with the recommended conditions of approval, including the Code requirement in the supplemental material.

At Commissioner D'anjou's request, Assistant City Attorney Sullivan clarified that TMC Section 95.3.43(e) allows for the approval of a service station selling beer and wine within 300 feet of an existing off-sale liquor establishment if the applicant demonstrates: 1) the proposed off-sale beer and wine sales are a necessary adjunct to the business, and 2) a need exists for additional off-sale beer and wine premises at the location proposed.

Commissioner Skoll asked Ms. Munoz to explain why the sale of beer and wine is needed at this location in the context of Section 95.3.43(e).

Ms. Munoz responded that almost every 7-Eleven outlet offers the sale of beer and wine and customers have come to expect it as a matter of convenience.

Caroline Vranca, Sherman Oaks, representing her parents, owners of Mr. K's Liquor Store, 3405 Torrance Boulevard, disclosed that she is the one who spoke with Commissioner Skoll. She reported that she grew up in Torrance and the family has strong ties to it dating back 22 years. She offered quotes from newspaper articles linking 7-Eleven and franchise owners to the exploitation of illegal immigrants. She also offered headlines involving several crimes committed at 7-Eleven stores during a recent 36-hour period. She questioned whether Torrance really needs another 7-Eleven especially at this location which is near a school. She requested that the Commission deny this application as it would be detrimental to her parents' business, negatively impact the neighborhood, and create greater dangers for the community.

Jay Scharfman, 21105 Madrona Avenue, stated that he has a lot of concerns about this project and the impact on his property, which is immediately south of the site, and suggested that the matter be continued until he can meet with the Community Development Department to discuss it. He questioned the need for another store selling beer and wine in this area.

Assistant City Attorney disclosed that he and most City staff members at this meeting know Mr. Scharfman who formerly worked in the City Manager's office, but that will not influence their actions this evening.

Jennifer Lee, Sherman Oaks, daughter of the owners of Mr. K's Liquor Store, voiced objections to the proposed project. She reported that her parents have endured a lot as owners of a liquor store, which is their only livelihood. She explained that their previous location in South Central Los Angeles was damaged during the 1992 riots and her mother was held hostage and knocked unconscious at the same location four years later. She provided background information about her parents, who sacrificed everything when they moved from South Korea to America in search of a better life. She urged the Commission to deny the project and allow her parents to have a fighting chance at maintaining their livelihood.

Ed Giese, 3333 Opal Street, voiced objections to the project, citing its proximity to Madrona Middle School and the increase in traffic. He expressed concerns that jail inmates who are released in the middle of the night might frequent this 24-hour store since other stores are closed.

Lynn Rodriguez, owner of the barbershop at 3407 Torrance Boulevard, expressed concerns that the proposed 24-hour convenience store will bring more vandalism to her barbershop and add to safety concerns. She reported that released jail inmates panhandle in this area and she has had to install security cameras as a precaution. She also expressed concerns that the 7-Eleven will lead to the demise of Mr. K's Liquor Store, a family-owned and operated business, which is the type of business Torrance is known for. She contended that the new building will block other stores from view, which will result in decreased sales, and that the convenience store will generate more trash in the parking lot.

Commissioner Herring disclosed that he used to be a customer at Ms. Rodriguez's barbershop.

Luanne Rosevear, 3325 Opal Street, voiced objections to allowing another 7-Eleven in this area, citing the impact on noise and traffic. She pointed out that it would provide another place for students attending Madrona Middle School to get junk food and childhood obesity is already a major problem. She maintained that this location was not suitable for a large-scale franchise operation.

Myung Sok Lee, owner of Mr. K's Liquor Store, expressed concerns that the store is already struggling and this project could lead to the shutdown of the business at a time when she and her husband are close to retirement. She submitted a petition in opposition to the project and pleaded with Commissioners not to approve it.

Returning to the podium, Ms. Munoz disputed the idea that the project would generate more noise, traffic or trash since there is an existing gas station and small market on the site. She stated that 7-Eleven has a business model and won't go into a location unless they feel it will be successful and suggested that competition is the American way.

Councilmember Watson noted that the application asserts that beer and wine sales are a necessary adjunct to the business and asked if the project would go forward if the sale of alcohol is denied.

Ms. Munoz responded that that it would be up to 7-Eleven, but they typically would not construct a new station of this caliber without the sale of beer and wine.

Noting that it appears that 7-Eleven had no contact with neighbors, Commissioner D'anjou recommended that Ms. Munoz convey to management that this is not a good way to do business.

Commissioner Gibson asked if Mr. K's Liquor Store is open 24 hours, and Ms. Lee reported that it is open 7:00 a.m. to 10:00 p.m.

MOTION: Commissioner Herring moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous voice voted.

Commissioner Skoll stated that everyone who spoke this evening, with the exception of the 7-Eleven representative, expressed his sentiments exactly therefore he felt no need to repeat them. He echoed Commissioner D'anjou's comments concerning 7-Eleven's failure to inform neighbors about the project.

Chairperson Polcari noted his concurrence with Commissioner Skoll's remarks.

MOTION: Commissioner Skoll moved to deny MOD14-00009, DVP14-00001 and WAV14-00004. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Since staff must draft resolutions reflecting Commission's action, Assistant City Attorney Sullivan requested clarification regarding the reason for the denial, and Commissioners confirmed that denial was based on TMC Section 95.3.43(e) and the applicant's failure to substantiate the findings necessary to allow beer and wine sales within 300 feet of an existing off-sale liquor establishment.

12B. CUP14-00021: AMERICAN MULTI-CINEMA INC. "AMC" (DEL AMO FASHION CENTER OPERATING CO., LLC)

Planning Commission consideration for approval of a Conditional Use Permit to allow on-site service and consumption of alcohol in conjunction with an existing movie theater on property located in the H-DA1 Zone at 3525 Carson Street. This project is Categorically Exempt from CEQA per Guidelines Section 15301.

Recommendation: Approval.

Victor De la Cruz, representing AMC, voiced his agreement with the recommended conditions of approval. He stated that AMC has been rolling out the concept of selling alcohol at movie theaters for about a year and a half and currently about 100 AMC theaters offer alcoholic beverages, all without incident. He explained that theaters are losing a lot of their adult audience due to competition from Netflix and the Internet and this amenity is being offered to make the theater experience more enjoyable. He noted that along with alcohol, there is an expanded menu of food items, including pizzas and sandwiches. He reported that the average number of drinks consumed by a person purchasing alcohol is 1.1 and this is because people may purchase only one alcoholic drink at a time and most people will not leave a movie that is in progress to buy a drink.

Commissioner Polcari asked if there are any other movie theaters in Torrance that sell alcoholic beverages, and Planning Manager Lodan responded that he did not believe so.

Commissioner Watson reported that she has attended theaters that offer alcoholic beverages, including the ArcLight in El Segundo, and she felt that this concept may be a little too hip for Torrance.

Commissioner Skoll reported that he researched ArcLight theaters and learned that they are high-end adult-oriented theaters, unlike the AMC theaters at Del Amo mall. He explained that ArcLight has a separate area for the purchase of alcoholic beverages and separate theaters for those 21 years of age and older so adults who are consuming alcohol are not mixed in with children. He questioned how the theater would control the number of drinks a customer consumes and prevent underage customers from drinking alcoholic beverages purchased by their older friends. He voiced his opinion that this concept was not appropriate for the family-oriented theaters at the mall.

Mr. De la Cruz explained that fewer families are attending movies as a unit and teenagers make up a growing portion of the audience because it has become a place for them to hang out and AMC is trying to reverse this trend. He reported that the Hollywood ArcLight is seeking permission to allow alcohol consumption in all of its theaters and this is the direction theaters are going. He pointed out that adults consuming alcohol are not segregated from children in restaurants and there is nothing to prevent someone who is underage from having a sip from someone else's alcoholic beverage at a restaurant.

Mr. De la Cruz reviewed security measures employed by AMC. He reported that they have a "mystery shopper" program to make sure alcohol is not being sold to anyone under 21 years of age; that everyone is "carded" regardless of age; that AMC employees go in and check each theater a minimum of once each 30 minutes; that the "MacGuffins" cups used for alcoholic beverages are easily distinguishable from cups for other beverages; that police are called when anyone underage is caught consuming alcohol because AMC has a zero tolerance policy; and

that every theater employee undergoes TIPS (Training for Intervention Procedures) alcohol training and certification.

Commissioner Skoll stated that he thought the comparison of restaurants to movie theaters was “apples to oranges.”

Noting that most theater employees are young, Commissioner Gibson expressed concerns that trying to control unruly patrons who have been drinking could put them at risk. She suggested that at the very least, alcoholic beverages should be confined to 1 or 2 of the 18 theaters at AMC Del Amo and designated for adults only.

In response to Commissioner Watson's inquiry, Mr. De la Cruz reported that the service of alcohol would be allowed from 4:00 p.m. – 12:00 a.m., Monday through Thursday; 12:00 p.m. – 12:30 a.m., Friday and Saturday; and 12:00 p.m. – 12:00 a.m. on Sunday.

Commissioner Herring asked if there were comparisons available regarding the money generated by theaters offering alcohol versus those that do not.

Mr. De la Cruz responded that concessions are a major portion of a theater's revenue since they pay steep fees for the movies that are shown. He related his experience that parents sometimes feel having a beer while watching a movie like “Frozen” with their children makes the experience more palatable. He sought to dispel the idea that patrons would be getting tipsy, noting that cocktails are served in 10-ounce cups and are highly diluted with mixers.

Commissioner Herring noted his agreement with comments made by other commissioners. He stated that Torrance already has a problem with underage drinking and he believes this would only exacerbate the problem, therefore he could not support this proposal.

Chairperson Polcari voiced his opinion that bringing alcohol into theaters frequented by so many children would only create problems.

Commissioner Skoll stated that he had a big problem with the idea of someone drinking a beer next to a child watching “Frozen.” He reported that in preparation for this hearing, he asked a lot of people how they felt about the service of alcohol at the AMC Del Amo movie theaters and approximately 95% were strongly opposed. He indicated that he also did not like the idea of people consuming meals while sitting in theaters.

Mr. De la Cruz emphasized that AMC has a vested interest in ensuring that movie goers are not disturbed by their fellow patrons. He reported that most disturbances are caused by teenagers, who make up the bulk of the audience on weekends, therefore adults have stopped going to movie theaters or they frequent adult-oriented theaters like ArcLight. He contended that introducing alcoholic beverages will actually make theaters less rowdy because it will bring more adults into theaters.

Commissioner D'anjou stated that she contacted the Beach Cities ArcLight to gain a better understanding of how they manage their program and also did some on-line research and the parameters established in this proposal are the most lenient she saw. She reported that ArcLight has “21-plus” screenings where everyone must show a photo ID proving they are 21 or older when purchasing tickets and again when entering the theater so they are segregated from other movie goers and that a theatre chain in the Midwest uses wristbands to control alcohol

consumption. She doubted that the “MacGuffins” cup would prevent underage drinking because alcoholic beverages can easily be transferred to a soft drink cup.

Commissioner Watson stated that she agrees with her colleagues that the AMC Del Amo theaters are not suitable for this type of activity due to the family-oriented environment.

Commissioner Tsao asked about the cities in California where AMC has received approval, and Mr. De la Cruz reported that the sale of alcohol is allowed in theatres in Tustin, Burbank, Chula Vista, La Jolla, Emeryville, Fullerton and Ontario.

MOTION: Commissioner Gibson moved to close the public hearing. The motion was seconded by Commissioner Watson and passed by unanimous roll call vote.

Commissioner Skoll reiterated his position that the service of alcoholic beverages was not appropriate at this location, which caters to families.

MOTION: Commissioner Skoll moved to deny CUP14-00021. The motion was seconded by Councilmember Gibson and passed by unanimous roll call vote.

Commenting on her vote, Commissioner D’anjou stated that she was not completely opposed to the idea, but could not support this proposal due to the lack of parameters.

13. **RESOLUTIONS** – None.

14. **PUBLIC WORKSHOP ITEMS** – None.

15A. **COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS**

Planning Manager Lodan noted that Community Development Director Weekly Summary Reports for October 30, and November 7, 2014 were distributed to the Commission.

16. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

17. **LIST OF TENTATIVE PLANNING COMMISSION CASES**

Planning Manager Lodan reviewed the agenda for the December 3, 2014 Planning Commission meeting.

18. **ORAL COMMUNICATIONS #2**

18A. Commissioner Herring expressed concerns that he had not yet received business cards and requested that staff check on them.

18B. Commissioner Herring, echoed by Commissioner Gibson, wished everyone a happy Thanksgiving.

18C. Commissioner Skoll asked about the status of the assisted living facility on Sepulveda Boulevard, and Planning Manager Lodan reported that it is nearing completion.

18D. Chairperson Polcari wished everyone a happy Thanksgiving.

18E. Commissioner Watson requested an excused absence for the December 3 meeting.

Chairperson Polcari, seconded by Commissioner D'anjou, so moved and voice vote reflected unanimous approval.

18F. Commissioner Tsao also wished everyone a happy Thanksgiving.

19. ADJOURNMENT

At 9:50 p.m., the meeting was adjourned to Wednesday, December 3, 2014 at 7:00 p.m.

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Approved as submitted December 17, 2014 s/ Rebecca Poirier, City Clerk
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